

DESIGN CONTROL  
BOARD MEETING  
JUNE 26, 2008

# Burton Chace Park Preferred Concept Plan



# Agenda

- Team Introductions
- Review Our Work to Date
- Present the Preferred Concept Plan
- Discuss Green and Sustainable Features
- Review Next Steps

# Work to Date ...

- Mapped Opportunities and Constraints
- Conducted Stakeholder Interviews
- Hosted Priority Setting Workshop
- Established Goals for Park
- Prepared 3 Alternative Plans
- Hosted Second Workshop
- Shared Plans with Supervisor Knabe

# Work to Date

- Presented a Preferred Concept to DCB
- Conducted 3 Meetings with DCB Subcommittee
- Shared Plan with Planning Deputy Napolitano
- Presented Plan to Supervisor Knabe
- Refined Preferred Concept Plan
- Presenting Preferred Concept Plan Tonight



# Park Goal

- To Celebrate the Relationship Between Water, Land and Boating in Marina del Rey

# Program Objectives ...

- Create Recreational Boating Center
- Provide an Expanded Community Center
- Maintain Yacht Club in Park
- Build Off-site Parking Structure

# Program Objectives ...

- Use Drought Tolerant Landscaping
- Introduce Bioswales
- Plant More Trees
- Expand Turf Areas
- Maintain Performance Area Location
- Provide Picnic Areas

# Program Objectives

- Provide Children's Play Area
- Offer More Transient Slips



# DCB Subcommittee Direction

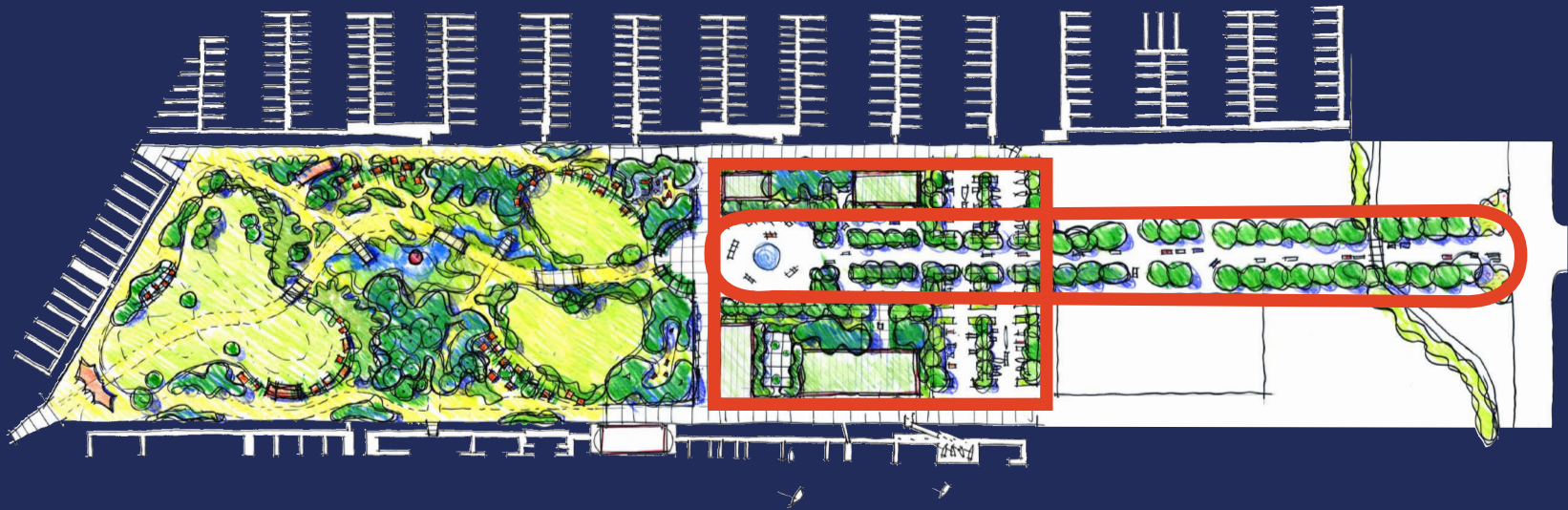
- ① Create a Sense of Arrival
- ② Make Park Feel Larger
- ③ Enhance Park Views
- ④ Group Buildings
- ⑤ Establish Park Gateways
- ⑥ Choose Own Path
- ⑦ Offer Quiet Places
- ⑧ Make Park Green and Sustainable

# Seven Areas



  
Park Green Way

# Seven Areas



 Park Green Way

 Courtyard Campus

# Seven Areas



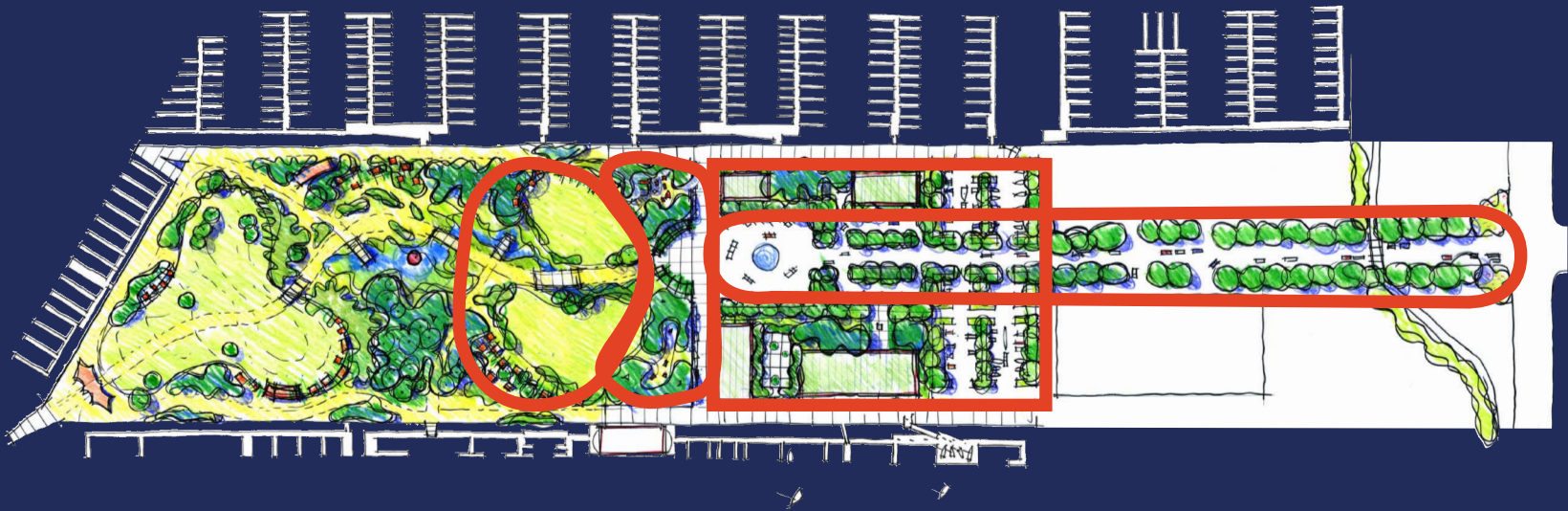
  
Water Way

  
Park Green Way

  
Courtyard Campus



# Seven Areas



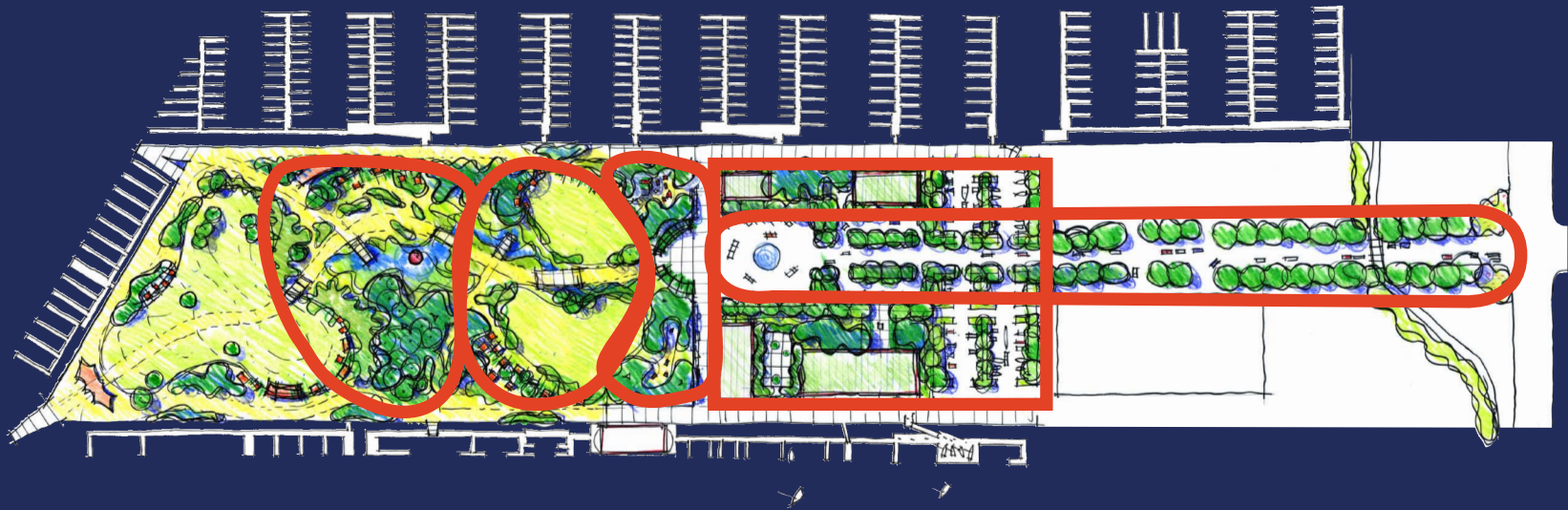
  
Water Way

  
Park Green Way

  
Chace Green

  
Courtyard Campus

# Seven Areas



  
Mosaic Gardens

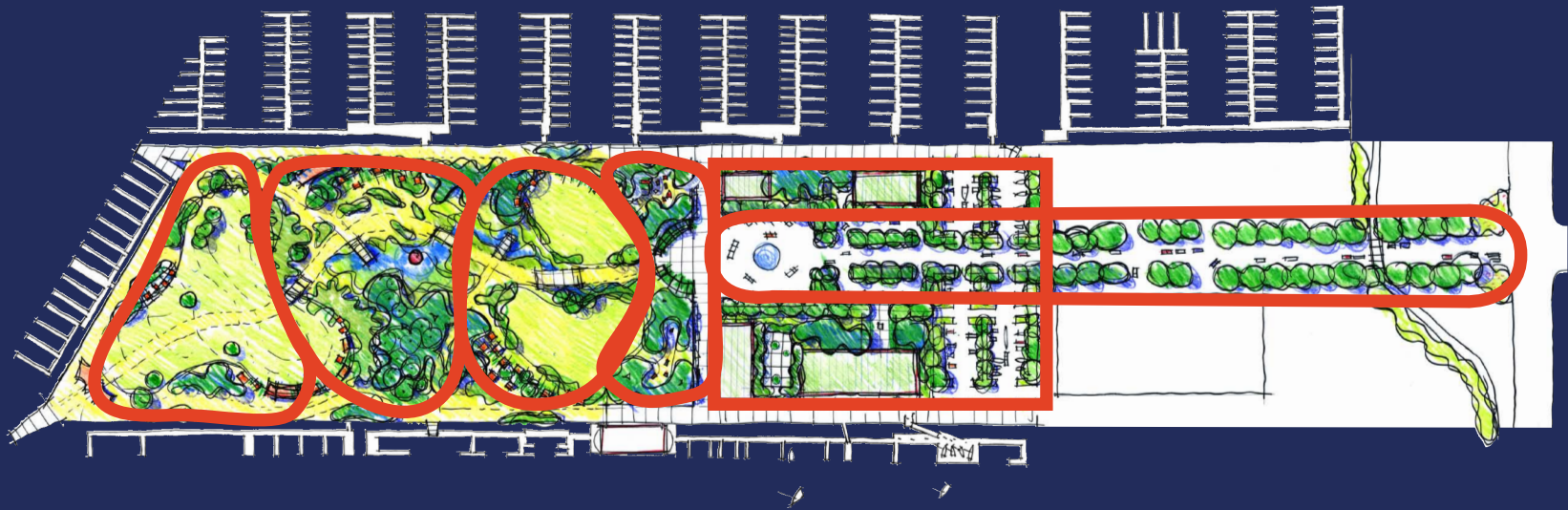
  
Water Way

  
Park Green Way

  
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Courtyard Campus

# Seven Areas



  
Mosaic Gardens

  
Water Way

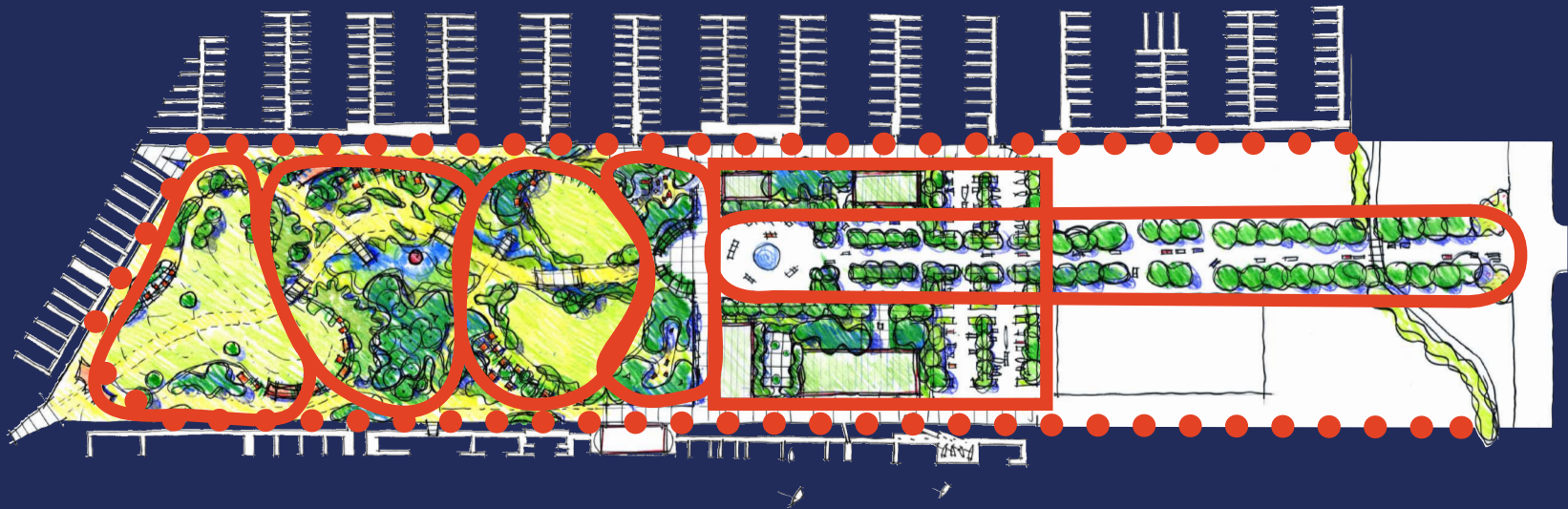
  
Park Green Way

  
Marina Green

  
Chace Green

  
Courtyard Campus

# Seven Areas



  
Waterfront Walk

  
Mosaic Gardens

  
Water Way

  
Park Green Way

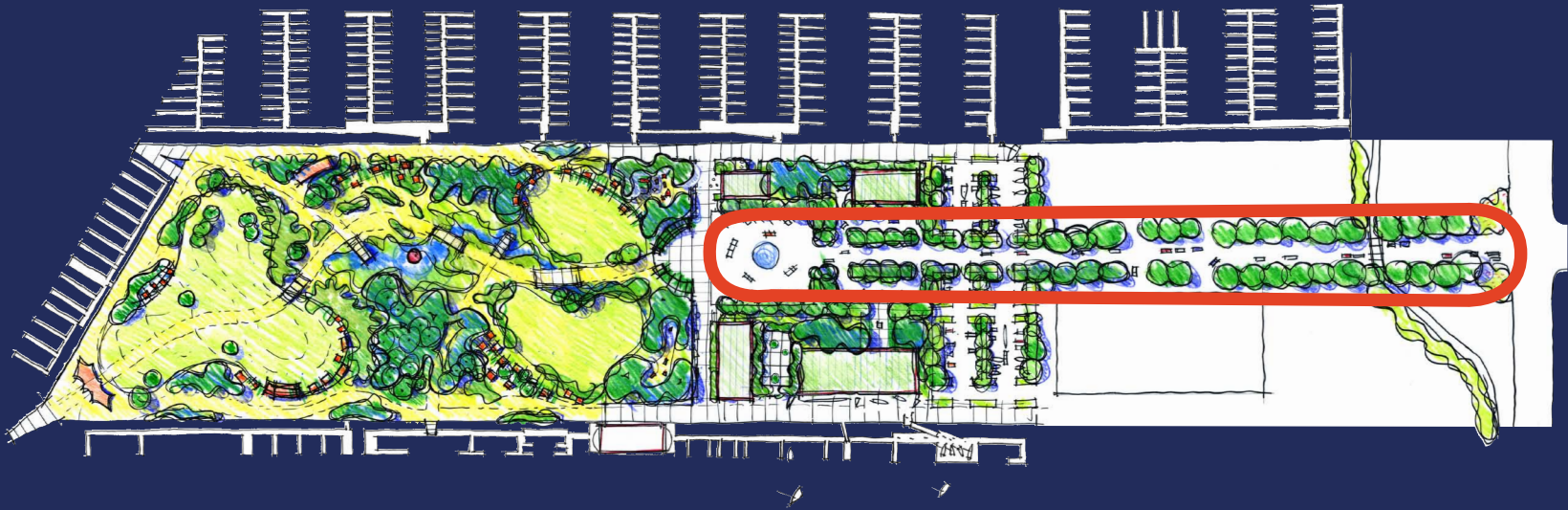
  
Marina Green

  
Chace Green

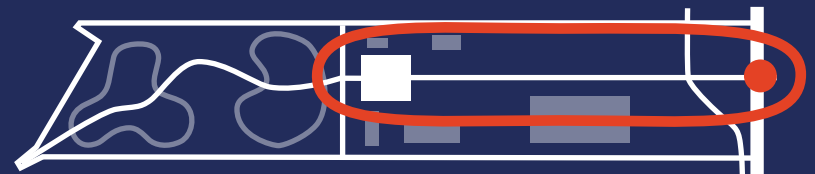
  
Courtyard Campus



# Park Greenway

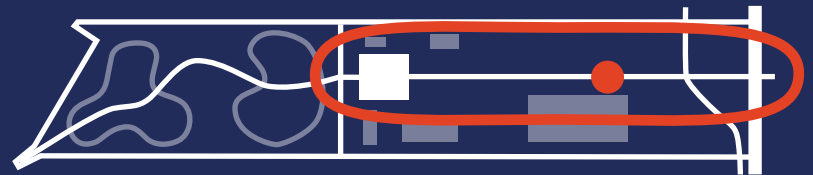


# Entry Sculpture



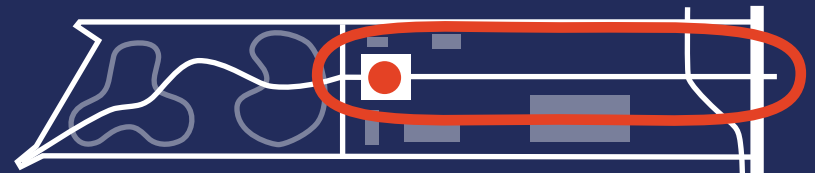


# Greenway



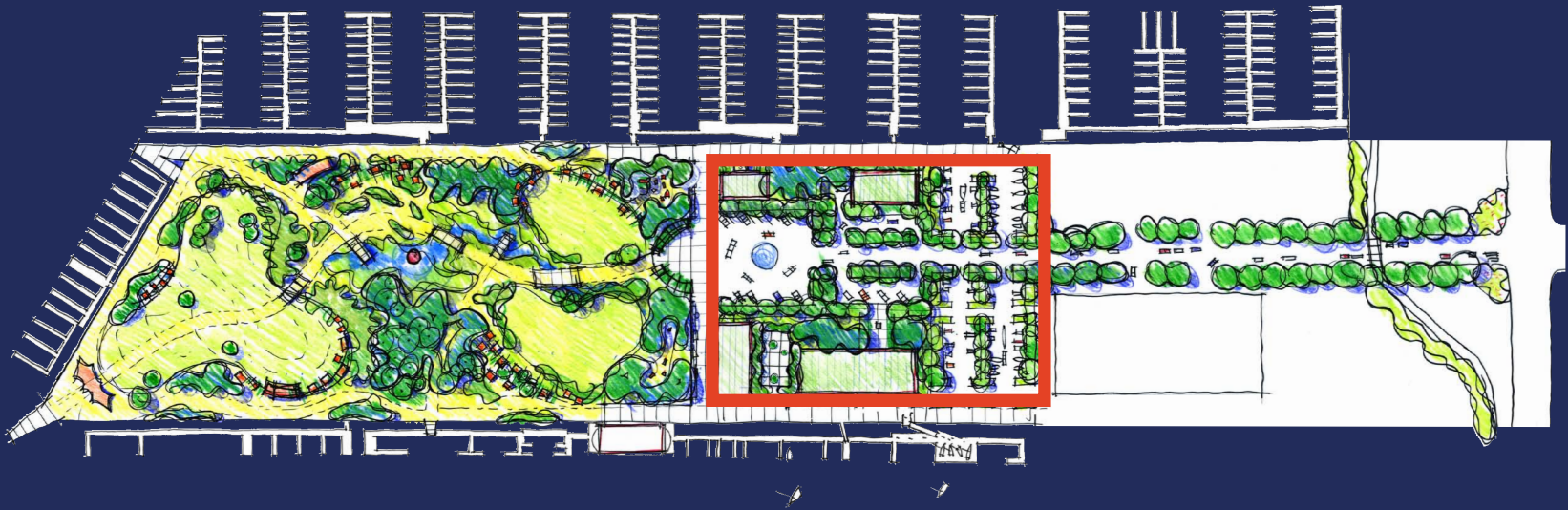


# Courtyard Fountain and Trellis



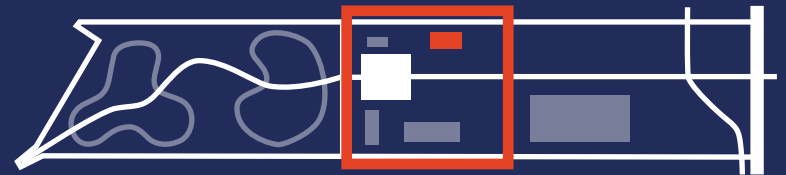


# Courtyard Campus



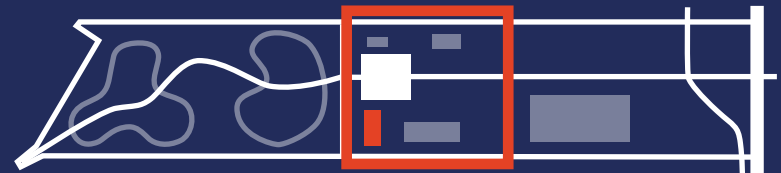
# Yacht Club

13,000 SF



# Community Center

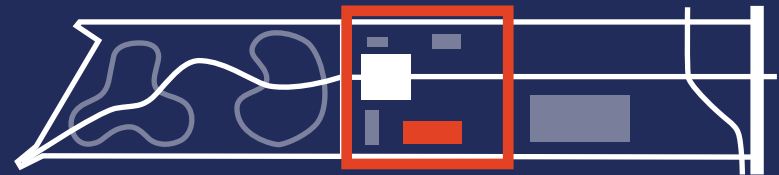
15,000 SF



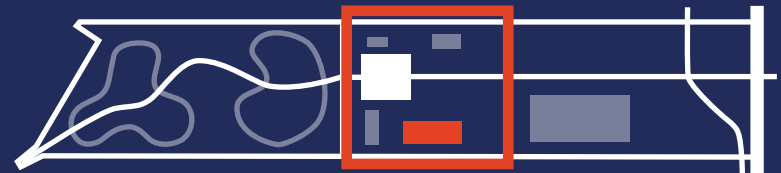


# Recreational Boating Center

27,300 SF



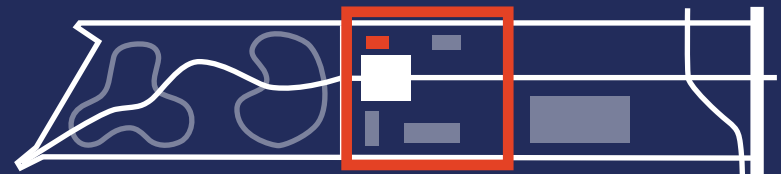
# Recreational Boating Center





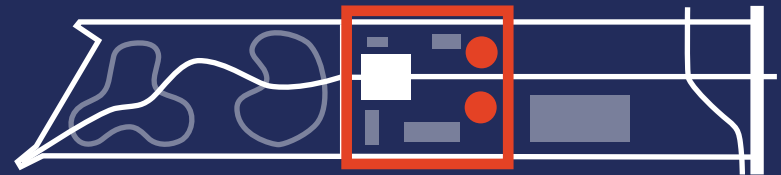
# Park Café and Restrooms

3,800 SF



# Surface Parking

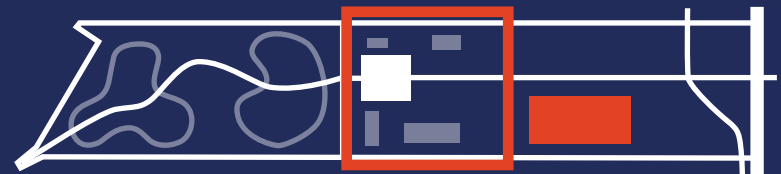
10-15 HC / 92 Car Spaces / 46 Boat Spaces





# Parking Structure

+ 263 Spaces

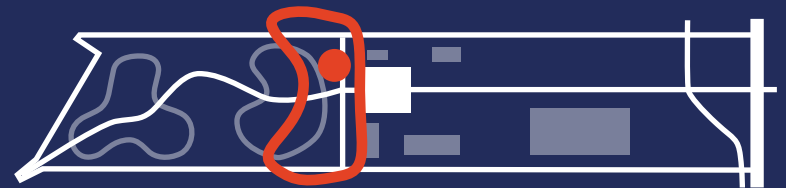




# Water Way

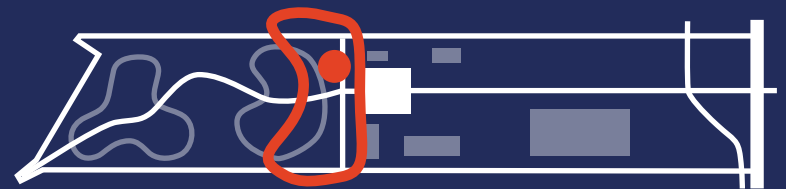


# Water Way



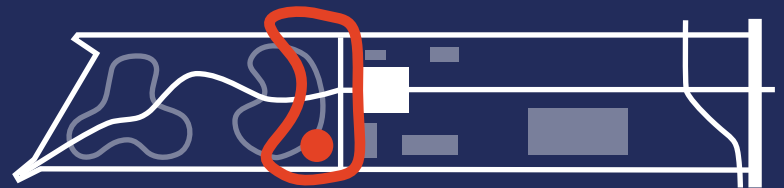
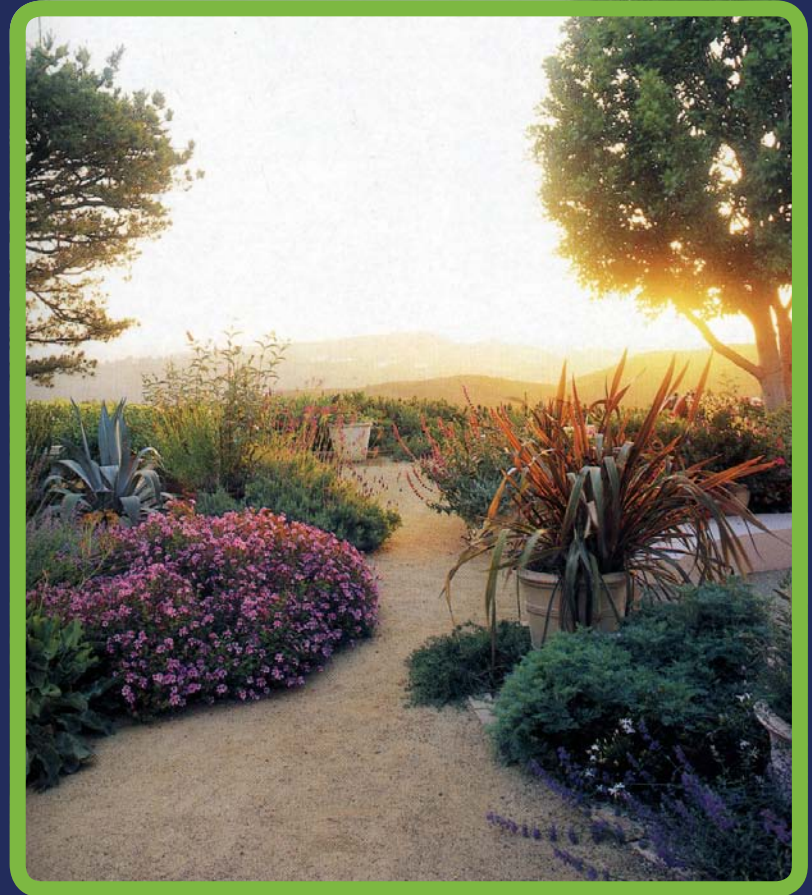
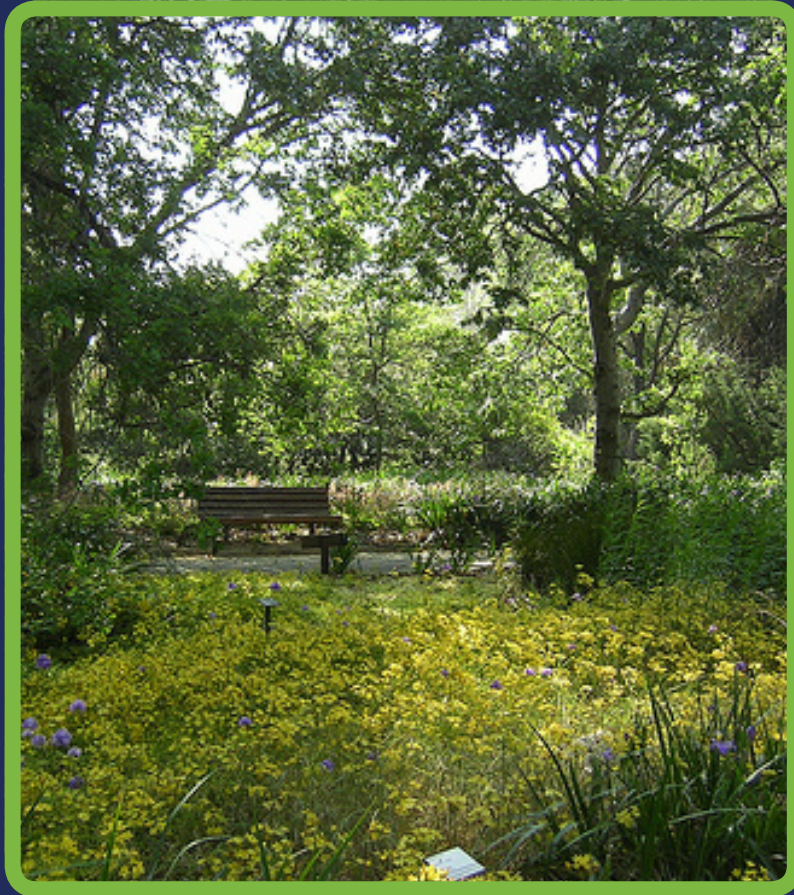


# Water Element



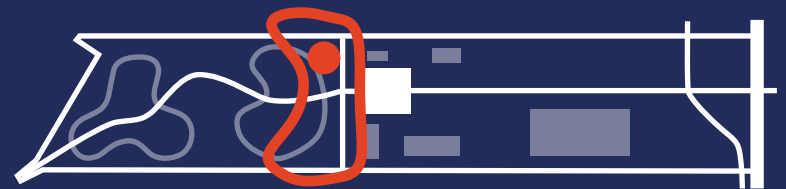


# Demonstration Garden



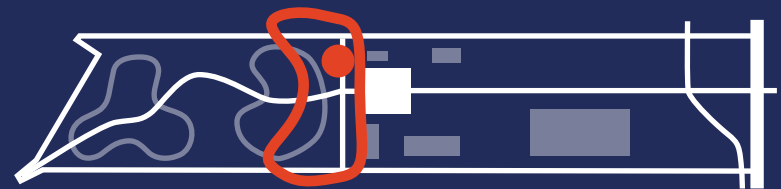


# Play Area





# Café and Vendors

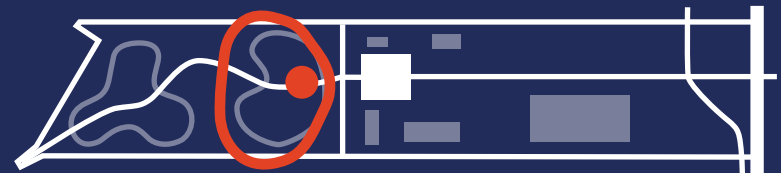




# Chace Green

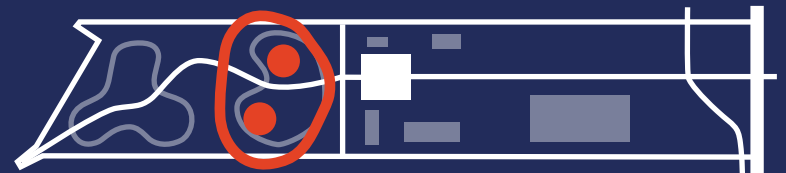


# Park Gateway

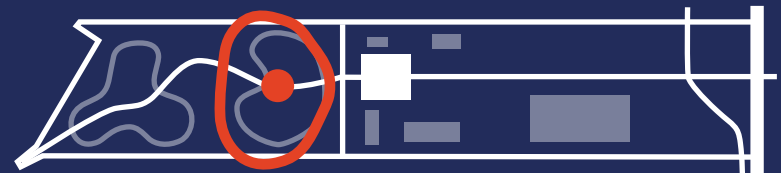




# Turf and Picnic Areas

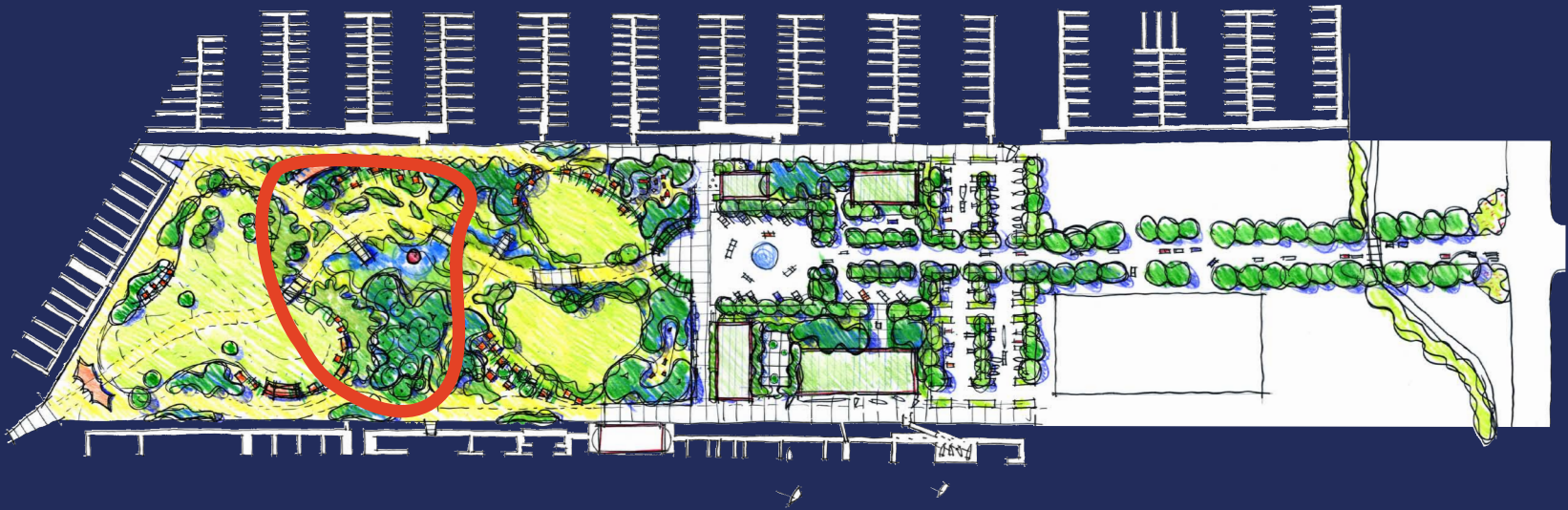


# Bridges and Swales

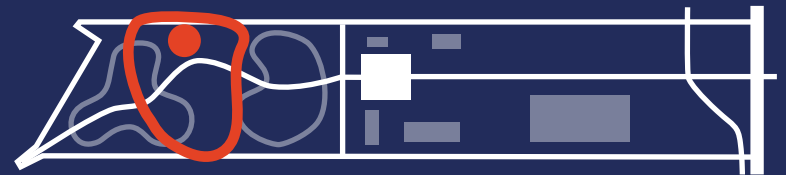




# Mosaic Gardens

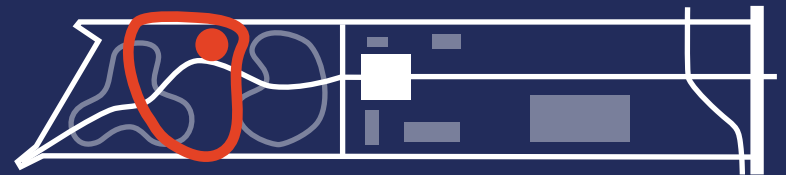


# Texture Garden



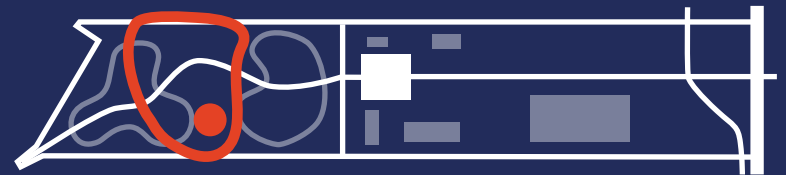


# Water Garden



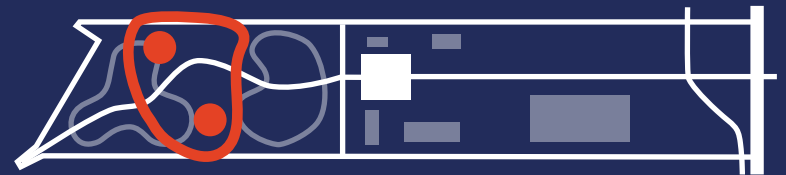


# Gathering Places

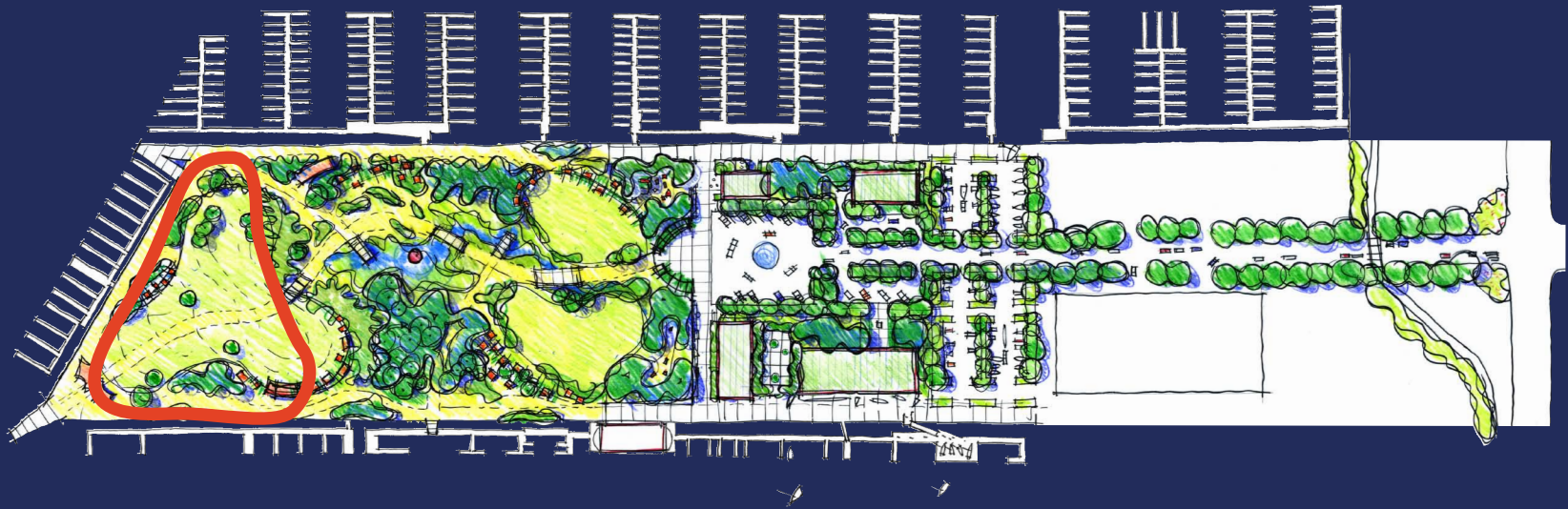




# Quiet Spaces

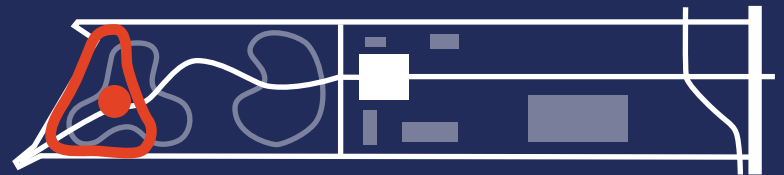


# Marina Green



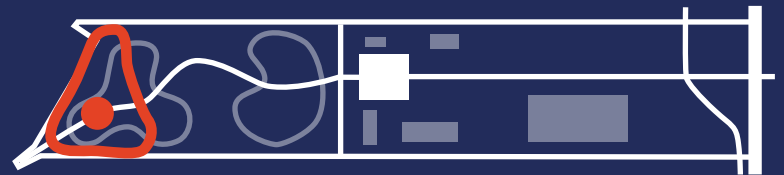
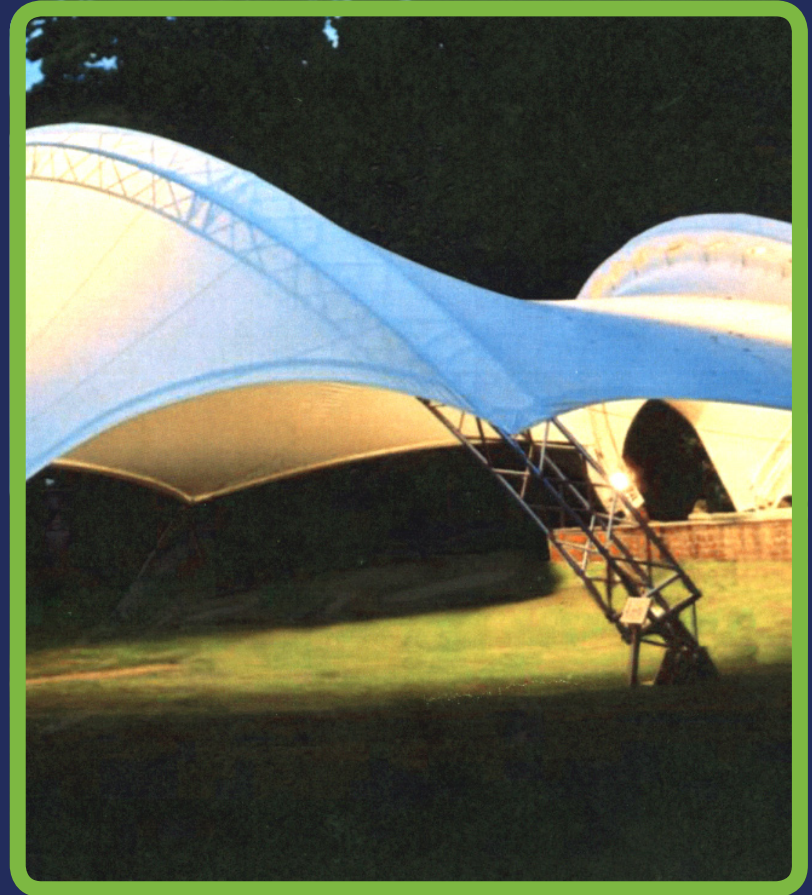


# Marina Green

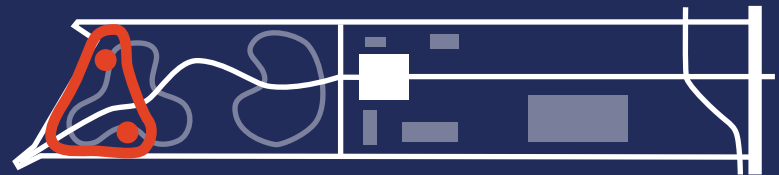




# Performance Area



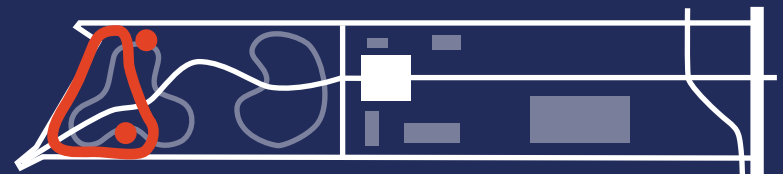
# Wedding Areas





# Restrooms & Showers

2,400 SF



# Waterfront Walk



**Why Here?**

Fishermen's Wharf remains the best place to bring in a catch from the rich Pacific Ocean waters just outside the Golden Gate. In addition to providing the closest sheltered harbor, the Wharf also has the largest concentration of fish processors and other services for the commercial fishing industry.

**Early Harbor**

Fishermen's Wharf was originally called Bay View. The wharf was built in 1850 and was the first of its kind in the world. It was built by the city of San Francisco and was used for many years as a harbor for fishing boats. The wharf was later renamed Fishermen's Wharf and has since become a popular destination for tourists and fishermen alike.

**Specializing in Salmon**

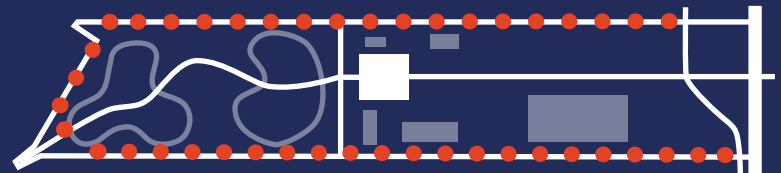
The wharf is one of the best places to catch salmon in the world. The wharf is known for its large catches of salmon and for the quality of the fish. The wharf is also known for its large catches of other fish, including cod, haddock, and mackerel. The wharf is a popular destination for tourists and fishermen alike.

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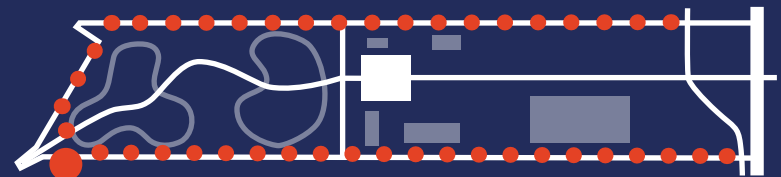
**Fishermen's Wharf**

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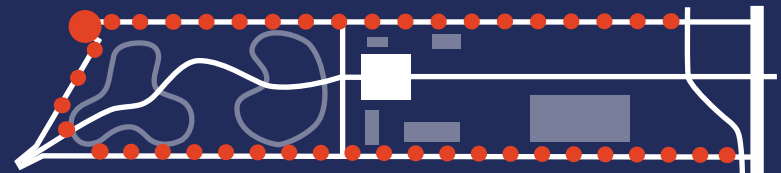




# WaterBus Landing

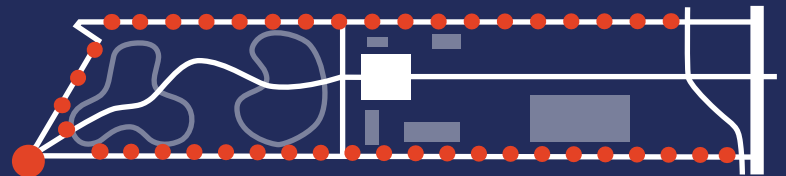


# Fishing Pier and Boat Slips





# Belvedere





# Green and Sustainable Features ...

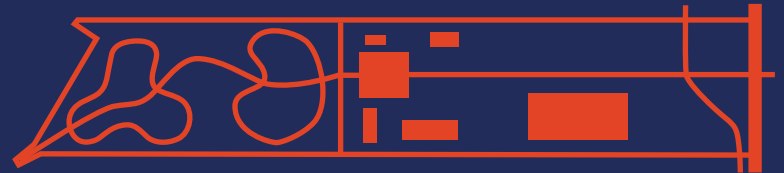
- Los Angeles County Green Building Program Adopted on Earth Day, April 23, 2008
- Mandates Green Building Standards
- Requires Low Impact Development (LID) by Managing Storm Water Pollution and Run-off
- Specifies Drought Tolerant Landscaping and Efficient Irrigation

# Green and Sustainable Features

**A New Park Goal** - To Create a Model for Green and Sustainable Building and Landscaping Practices

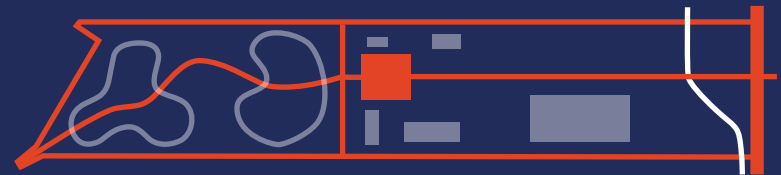
- Site Development
- Heat Island Effect
- Stormwater
- Drought Tolerant Landscaping
- On-site Renewable Energy
- Building Energy Performance
- Light Pollution Reduction
- Alternative Transportation

# Site Development



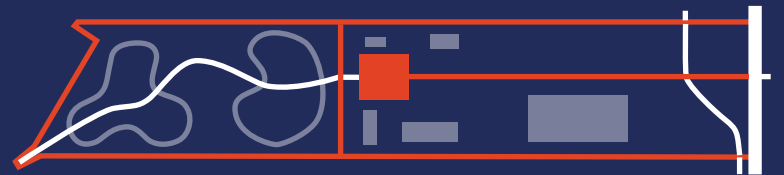


# Heat Island Effect



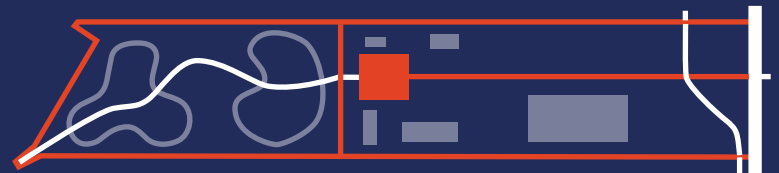


# Stormwater



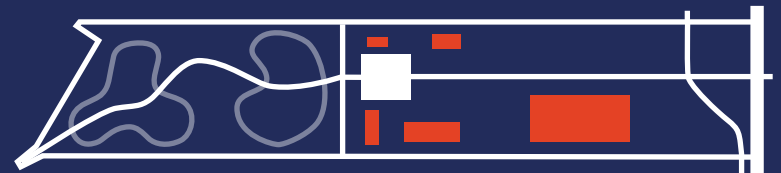


# Bioswales

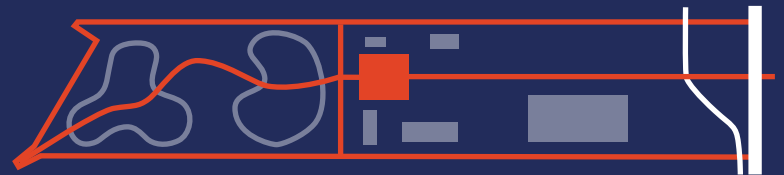




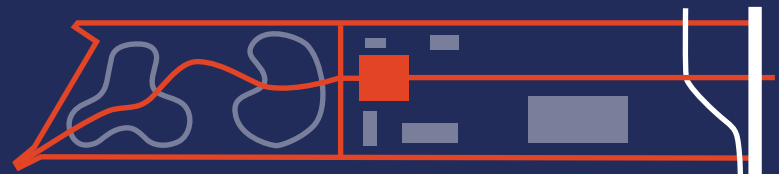
# Water Harvesting and Recycling



# Drought Tolerant Landscaping

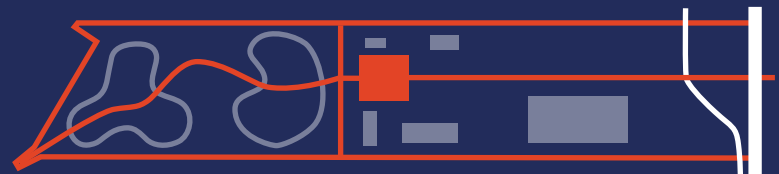






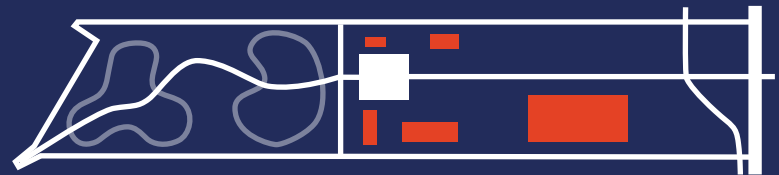


# Landscaping

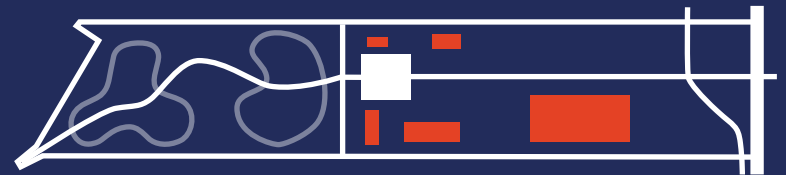




# On-site Renewable Energy

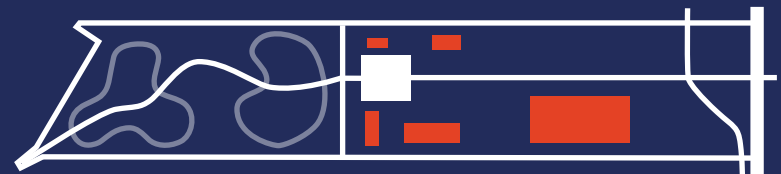


# Building Energy Performance

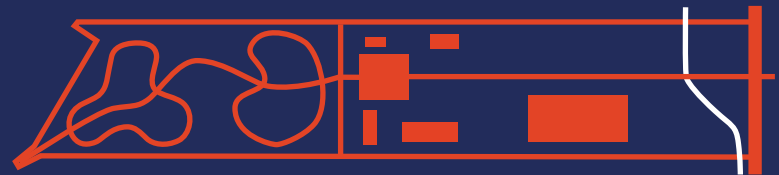
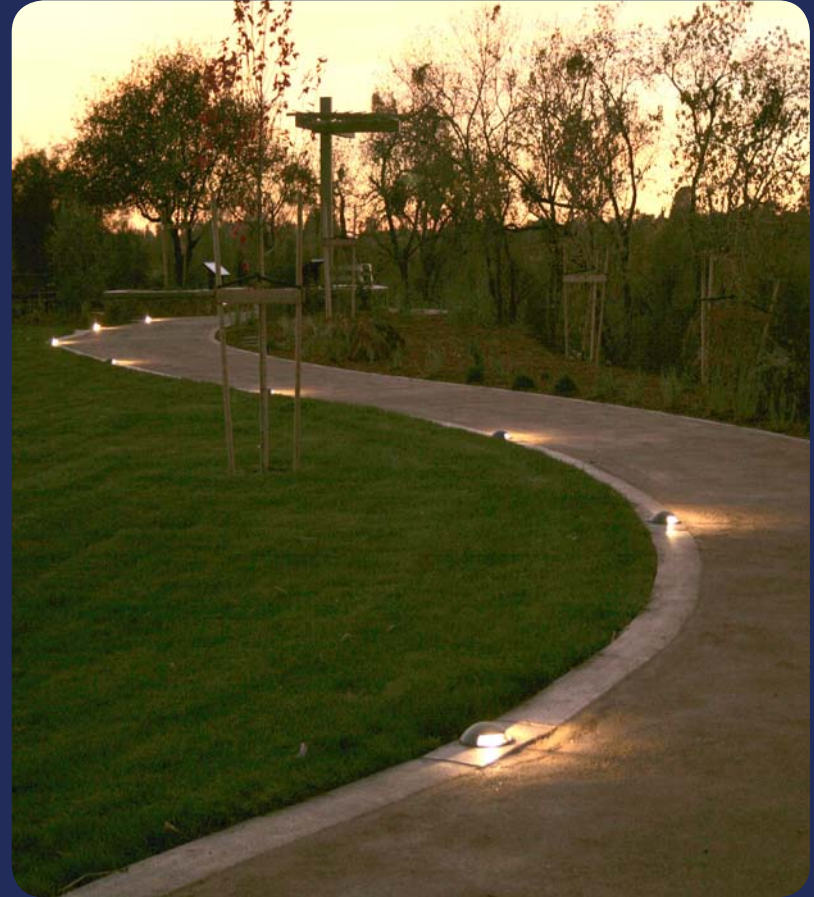




# Building Energy Performance

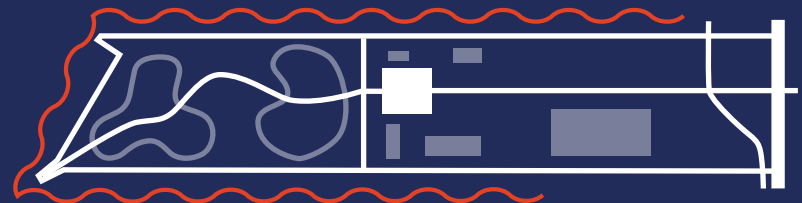


# Light Pollution Reduction

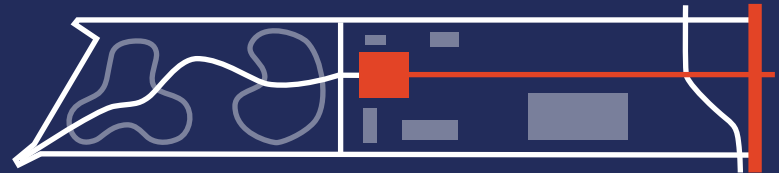




# Alternative Transportation

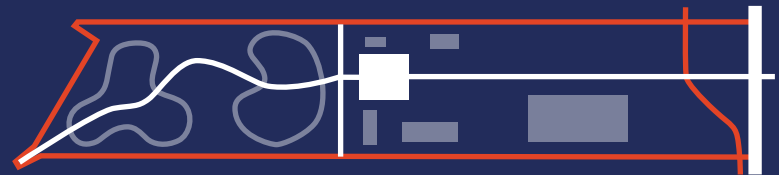
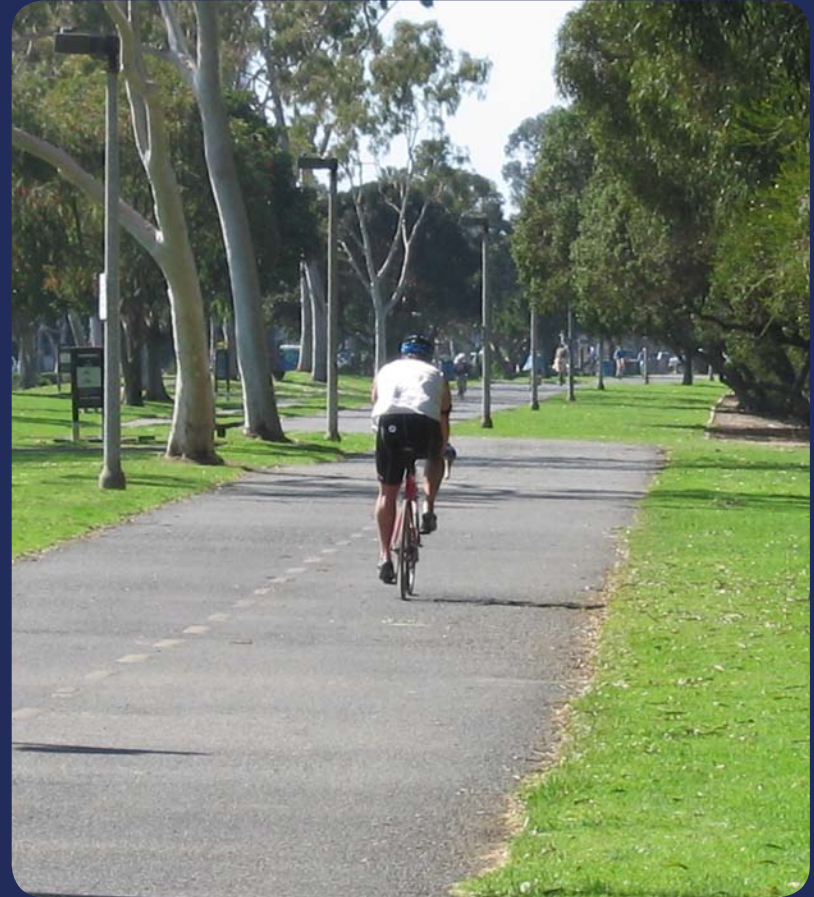


# Alternative Transportation





# Alternative Transportation



# DCB Subcommittee Direction

- ① Create a Sense of Arrival
- ② Make Park Feel Larger
- ③ Enhance Park Views
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# Create a Sense of Arrival

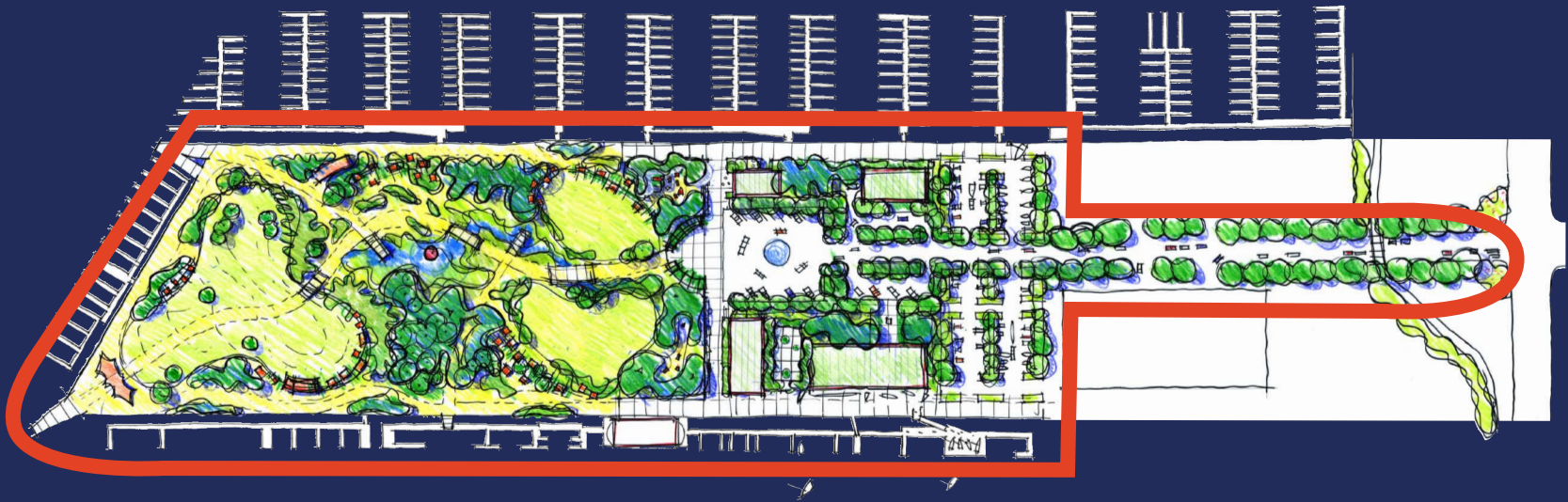


# DCB Subcommittee Direction

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# Make Park Feel Larger

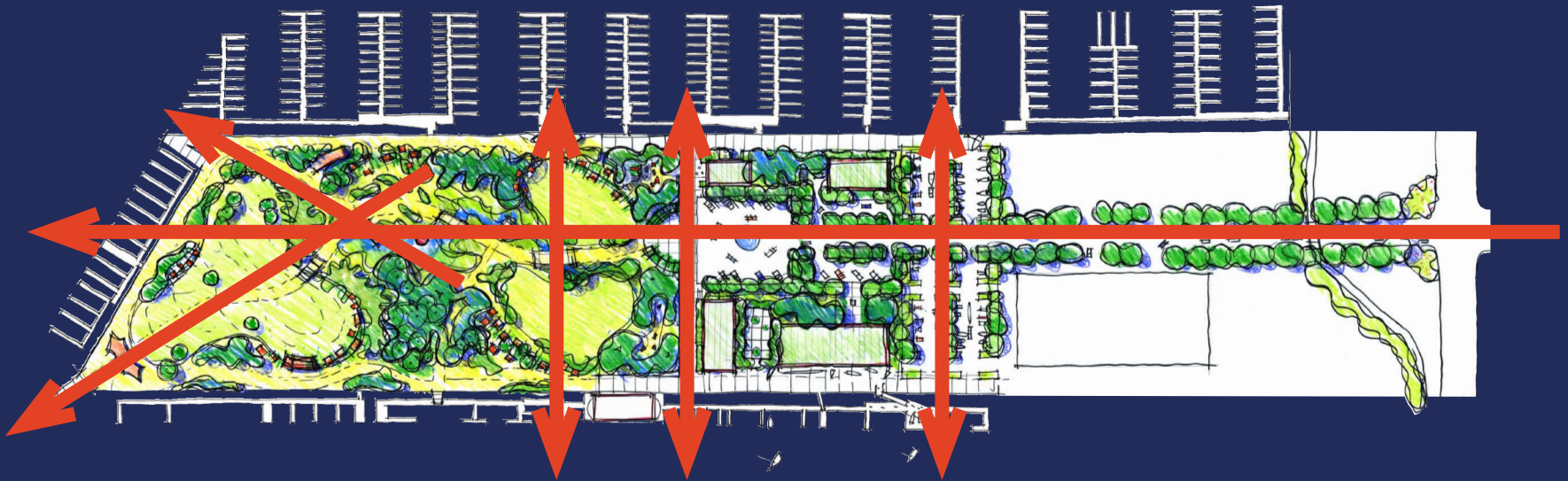


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# Enhance Park Views

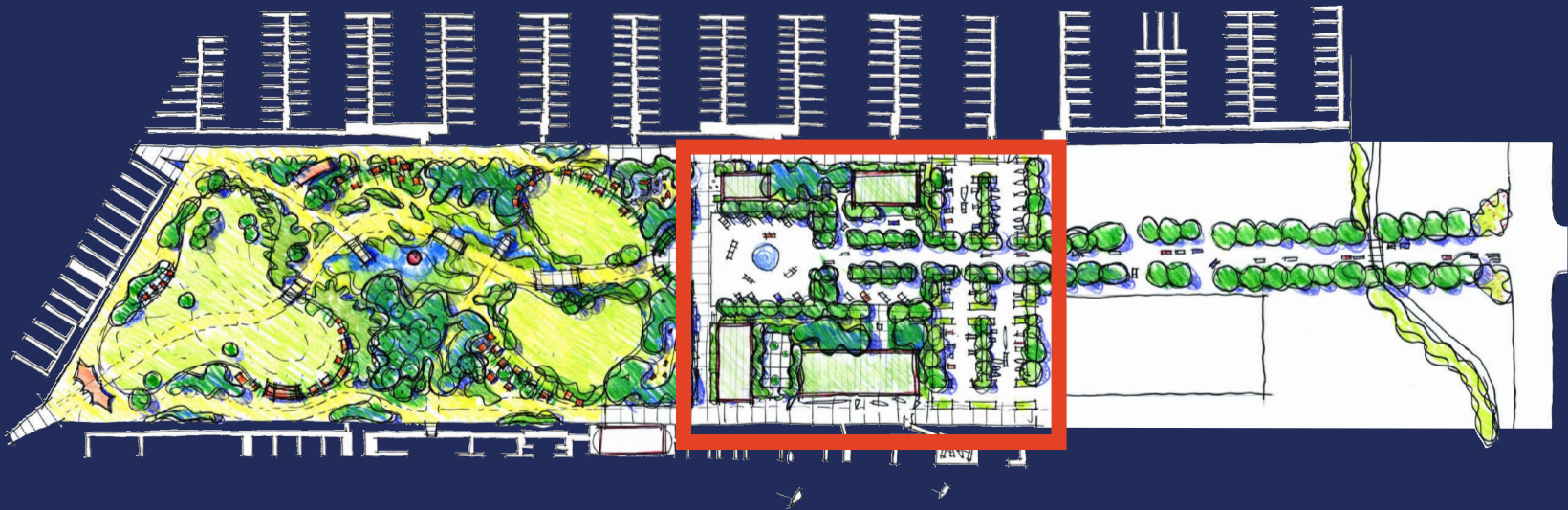


# DCB Subcommittee Direction

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# Group Buildings



# DCB Subcommittee Direction

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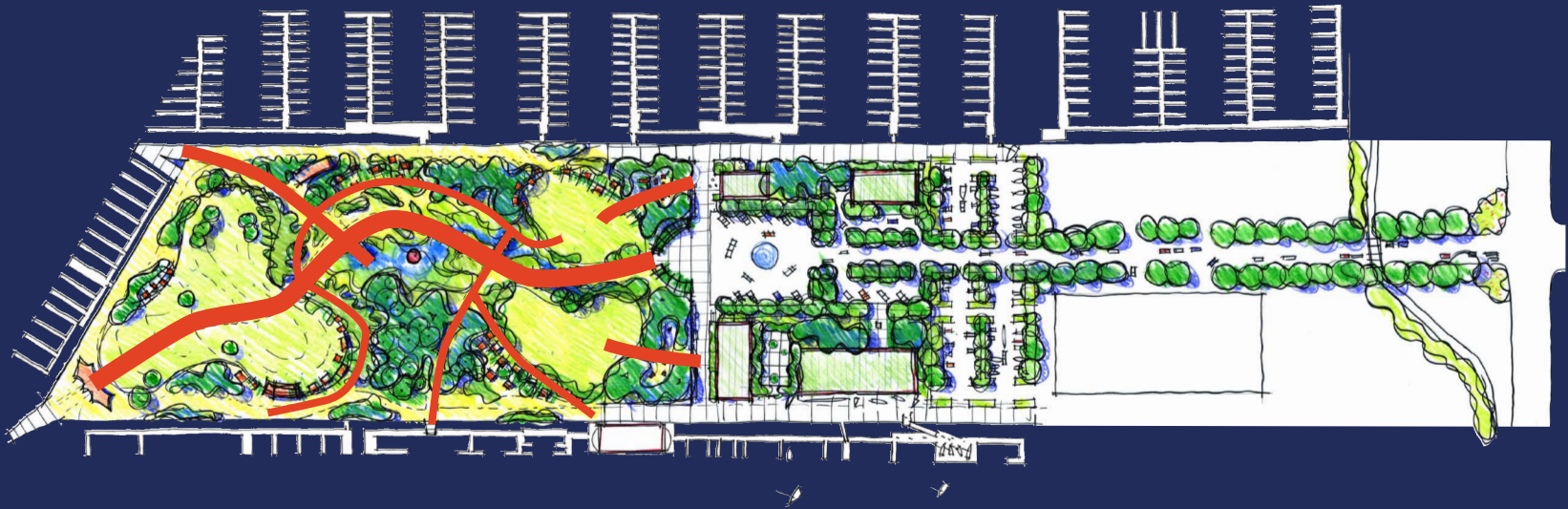
# Establish Park Gateways



# DCB Subcommittee Direction

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# Choose Own Path

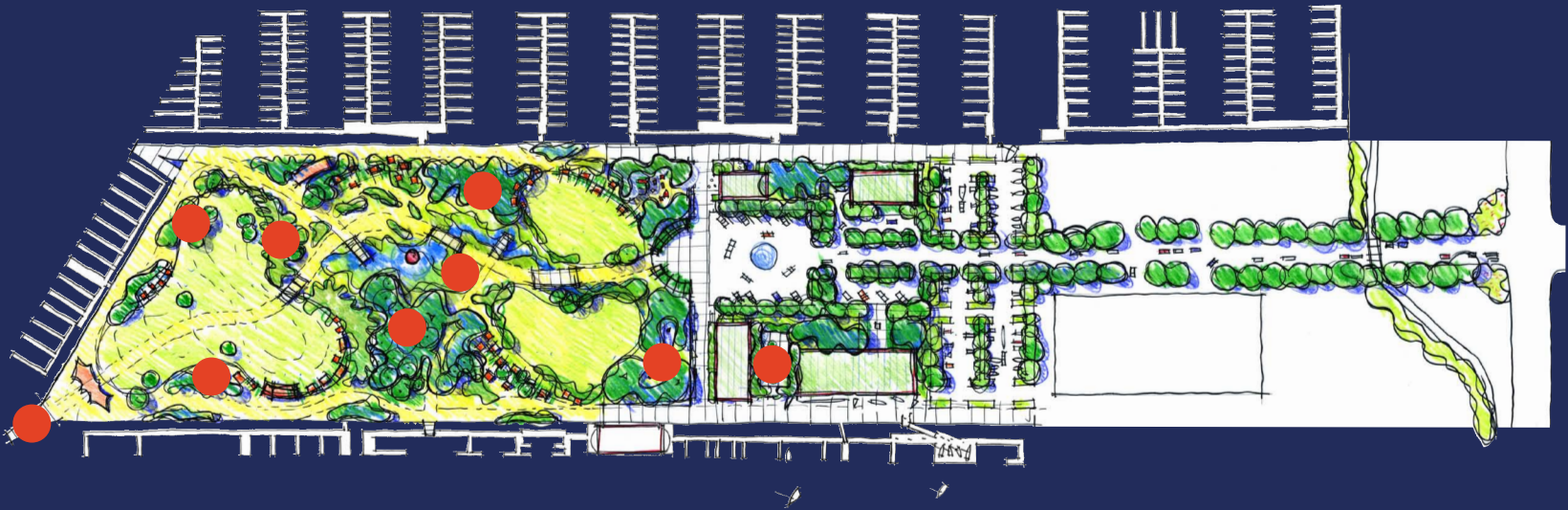




# DCB Subcommittee Direction

- ✓ Create a Sense of Arrival
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# Offer Quiet Places

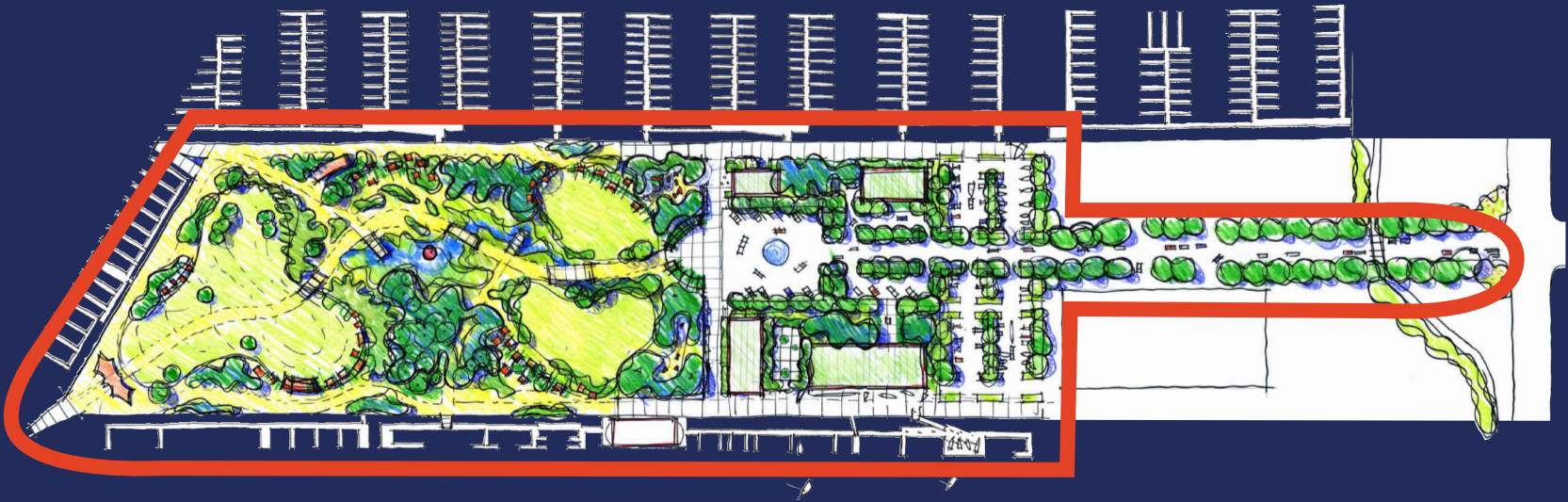


# DCB Subcommittee Direction

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- ✓ Offer Quiet Places
- ✓ Make Park Green and Sustainable



# Make Park Green and Sustainable



# Next Steps ...

- Hear Public Comments
- Receive DCB Direction for Refinement
- Refine Design Concept
- Prepare Opinions of Probable Costs
- Present to DCB August 28, 2008

# Next Steps

- Prepare Final Master Plan and Report with Phasing and Implementation Recommendations
- Obtain Final DCB Action
- Proceed through Review Process with Regional Planning Commission, Board of Supervisors and Coastal Commission



# Burton Chace Park Preferred Concept Plan

